

3.8 Public Services, Utilities, and Recreation

Public services, utilities, and recreation services are provided to Placer County residents and businesses by a variety of municipal departments and special districts. This section describes the municipal services provided by the County and applicable special districts, and discusses the impact of this development on existing service delivery mechanisms and the County's targeted service standards. Some of these services would need to be extended or augmented to serve residences associated with the Project. This section also discusses existing utilities that are available in the area and the potential impacts of the Project on these systems.

Environmental Setting

Public Services

Fire Protection

Fire protection services would be provided to residents and structures within the Project site by the Placer Consolidated Fire District. The District's Station #1 located at 11645 Atwood Road in North Auburn, approximately one mile northwest of the Project site would serve the site. Station #1 serves as the District's administrative office and is also the primary response station to North Auburn. The typical response equipment and staff for a fire is two engines, one ladder truck, and seven firefighters, including one battalion chief.

The District has mutual aid agreements with the City of Auburn Fire Department and the California Department of Forestry and Fire Protection (CDF). Under the rating system of the Insurance Service Office (ISO), the District has a rating of 6 for residential areas. The ISO ratings are on a scale of 1 to 10, with 1 representing the best service.

Law Enforcement

Law enforcement services for the Project vicinity are provided by the Placer County Sheriff's Department. The main station is based in Auburn, the County seat. Auburn is also the location of the Placer County Jail. The Sheriff's Department operates three substations and three "service centers." The nearest facility to the Project site that provides full police protection services is the Auburn station. Currently, the Auburn station is staffed by 25 patrol deputies, and six patrol sergeants. In 2004, the station received approximately 51,000 calls for service from the reporting district in which the Project is located.¹

Schools

The Project site is currently within the boundaries of the Placer Union High and Auburn Union Elementary School districts. The Placer County Office of Education oversees both districts and the provision of education to students from kindergarten through 12th grade. Public education would be provided by the Auburn Union Elementary School District (grades kindergarten through eight) and the Placer Union High School District (grades nine through 12).

The Placer Union High School District is currently operating at 119 percent of capacity. The Placer Union High School would be the home high school for the Project site. However, the District has an open enrollment policy that allows students to request attendance at any District school site as space is available. The Placer Union High School District has a total of four high schools that serve the *Auburn/Bowman Community Plan* area.

The Auburn Union Elementary School District is experiencing a decline in enrollment due to an aging population in the Auburn area and the high cost of housing. This has resulted in fewer school age children in the area. Auburn Elementary School would serve the Project site's kindergarten through fifth grade students. The Auburn Union Elementary School District has a total of four schools that serve the *Auburn/Bowman Community Plan* area.

Parks and Recreation

Parks and recreation facilities in the Project vicinity are provided by the Placer County Parks Division and the Auburn Recreation District (ARD). The County provides limited park facilities in the *Auburn/Bowman Community Plan* area. Three County parks are located in the Project vicinity and include the following: W.C. Field Park (one acre), Spring Meadows Park (0.5 acres), and North Park (2.7 acres). The nearest ARD recreational facility to the Project site is Regional Park, located at 3770 Richardson Drive in Auburn, approximately two miles northwest of the Project site. Regional Park is approximately 85 acres in size and consists of two playgrounds, two sand volleyball courts, an outdoor basketball court, a lighted soccer field, three lighted softball fields, four lighted tennis courts, six picnic facilities, a disc golf course, an amphitheater, a community center, a gymnasium, 35 acres of open space, and a 3.5 acre pond. ARD may require that the Project participate in a lighting and landscape district to help fund the maintenance of community park facilities.

The Placer County Board of Supervisors adopted a new parks fee that went into effect on July 1, 2005. The parks fee is a combination of two fees: One is a fee imposed under the Quimby Act, a State law that allows a local government to require a residential subdivision to dedicate land or pay an in-lieu fee for parks and recreational facilities. The other component is a fee imposed under the provisions of AB 1600, also referred to as the Mitigation Fee Act. AB 1600 requires a local government that imposes a fee as a condition of approval for a project to determine if there is a reasonable relationship between the fee and the amount charged, and the type of development project and the cost of a public facility attributable to the project. The total of the two fees is \$3,480 for each single-family housing unit. This overall parks fee would apply to the Project.

Public Utilities

Water Supply

Water service would be provided to the site by the Placer County Water Agency (PCWA), which serves all of Placer County. The PCWA was created under its own State legislation adopted in 1957 by the California Legislature. PCWA carries out a broad range of responsibilities, including water resource planning and management, retail and wholesale supply of irrigation water and drinking water, and production of hydroelectric energy. PCWA currently supplies up to 125,400 acre-feet of surface water per year to its service areas, and will have access to another 35,500 acre-feet per year when a pump station on the American River becomes operational in 2006. The Fiddler Green Canal that traverses the Project site is a PCWA facility.

Wastewater

The Placer County Department of Facility Services, through Placer County Sewer Maintenance District No. 1 (SMD No. 1), would provide wastewater service to the Project site. District #1 owns and operates a wastewater collection, treatment, reclamation and disposal system that provides service to the unincorporated area of North Auburn. The wastewater treatment plant (WWTP) for District #1 is located on Joeger Road in North Auburn. The design dry weather flow rate for the WWTP is 2.18 million gallons per day (mgd), with the current average dry weather flow rate being 1.67 mgd. The WWTP provides tertiary treatment for flows up to 3.5 mgd, above which the plant provides a mixture of secondary and tertiary treatment.² Individual developments are reviewed by Placer County Facility Services, Special Districts Division, to ensure that planned infrastructure is consistent with County standards, and that appropriate line sizes and connections are utilized.

Solid Waste

Solid waste collection services in the County are provided by private companies under contract to the County. In western Placer County, Auburn Placer Disposal Service provides garbage pickup services. The company also provides pickup service for recyclable materials. The Project site is within the service area of Auburn Placer Disposal Service.

Once collected, solid waste is transported to the Western Regional Landfill on Athens Road between the cities of Roseville and Lincoln. The 281-acre landfill is operated by the Western Placer Waste Management Authority, a regional agency comprised of Placer County and the cities of Roseville, Rocklin, and Lincoln. Waste disposal services at the landfill are provided to these cities, as well as for the cities of Auburn and Colfax and for the Town of Loomis. Permitted capacity for the landfill is 36,350,000 cubic yards. At present, the landfill has a remaining capacity of approximately 28.6 million cubic yards, with an average of 758 tons per day of waste sent to the landfill. The maximum permitted solid waste that may be accepted is 1,900 tons per day. The landfill also has a Materials Recovery Facility (MRF), where recyclable materials are sorted out of the incoming waste stream. The MRF was established to assist the County in meeting State-mandated recycling goals, as set forth in the Integrated Waste Management Act. The MRF in 2004 received an average of 658 tons per day, and has a maximum permitted capacity of 1,750 tons per day.³

Other Utilities

Other utilities that would serve the Project site would be provided by private companies. The Pacific Gas and Electric Company (PG&E) provides electricity and natural gas service to most of northern California. SBC provides local telephone service to the Auburn area. Cable television service is provided by two companies. Several companies offer long distance telephone, wireless communication and Internet access services. Private companies generally are able to extend their services to customers willing to pay for them.

Regulatory Setting

Urban Water Management Planning Act

In 1983, the State Legislature enacted the Urban Water Management Planning Act (California Water Code Sections 10610-10656). The Act states that every urban water supplier that provides water to 3,000 or more customers, or that provides over 3,000 acre-feet of water annually, should make every effort to ensure the appropriate level of reliability in its water service sufficient to meet the needs of its various categories of customers during normal, dry, and multiple dry years. The Act describes the contents of Urban Water Management Plans to be prepared by the affected entities, as well as how urban water suppliers should adopt and implement the plans. PCWA adopted an updated Urban Water Management Plan in 2000 and intends to update this plan in 2005.

California Integrated Waste Management Act

To minimize the amount of solid waste that must be disposed of in landfills, the State Legislature passed the California Integrated Waste Management Act of 1989 (AB 939), effective January 1990. According to AB 939, all cities and counties are required to divert 25 percent of all solid waste from landfill facilities by January 1, 1995 and 50 percent by January 1, 2000. Solid waste plans are required to explain how each city's AB 939 plan will be integrated with the County plan. In order of priority, the plans must promote source reduction, recycling and composting, and environmentally safe transformation and land disposal. In 2002, the unincorporated County had a diversion rate of approximately 58 percent, which exceeded State requirements. Preliminary data for 2003 indicate a diversion rate of 46 percent for the unincorporated County. However, this percentage is subject to change.

Local Policies and Regulations

The *Placer County General Plan* and the *Auburn/Bowman Community Plan* set forth requirements for public services, utilities, and recreation. The policies of these Plans, as applicable to public services, utilities, and recreation issues associated with the Project, are provided below.

Placer County General Plan

General Public Facilities and Services

Policy 4.A.2 The County shall ensure through the development review process that adequate public facilities and services are available to serve new

development. The County shall not approve new development unless the following conditions are met:

- a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and
- b. The facilities improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.

Policy 4.A.3 The County shall require that new urban development is planned and developed according to urban facility standards.

Water Supply and Delivery

Policy 4.C.1 The County shall require proponents of new development to demonstrate the availability of a long-term, reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy.

Policy 4.C.2 The County shall approve new development based on the following guidelines for water supply:

- a. Urban and suburban development should rely on public water systems using surface supply.

Policy 4.C.4 The County shall require that water supplies serving new development meet state water quality standards.

Sewage Collection, Treatment and Disposal

Policy 4.D.2 The County shall require proponents of new development within a sewer service area to provide written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy.

Landfills, Transfer Stations, and Solid Waste Recycling

Policy 4.G.1 The County shall require waste collection in all new urban and suburban development.

Policy 4.G.7 The County shall require that all new development complies with applicable provisions of the *Placer County Integrated Waste Management Plan*.

Law Enforcement

Policy 4.H.1 Within the County's overall budgetary constraints, the County shall strive to maintain the following staffing ratios (expressed as the ratio of officers to population):

- a. 1:1,000 for unincorporated areas.
- b. 1:7 for jail population.
- c. 1:16,000 total county population for court and civil officers.

- Policy 4.H.2** The County Sheriff shall strive to maintain the following average response times for emergency calls for service:
- a. 6 minutes in urban areas.
 - b. 8 minutes in suburban areas.
 - c. 15 minutes in rural areas.
 - d. 20 minutes in remote rural areas.
- Policy 4.H.3** Within the County's overall budgetary constraints, the County shall provide sheriff facilities (including substation space, patrol, and other vehicles, necessary equipment, and support personnel) sufficient to maintain the above service standards.
- Policy 4.H.4** The County shall require new development to develop or fund sheriff facilities that, at a minimum, maintain the above standards.

Fire Protection Services

- Policy 4.I.1** The County shall encourage local fire protection agencies in Placer County to maintain the following minimum fire protection standards (expressed as Insurance Service Organization (ISO) ratings):
- a. ISO 4 in urban areas.
 - b. ISO 6 in suburban areas.
 - c. ISO 8 in rural areas.
- Policy 4.I.2** The County shall encourage local fire protection agencies in the county to maintain the following standards (expressed as average response time to emergency calls):
- a. 4 minutes in urban areas.
 - b. 6 minutes in suburban areas.
 - c. 10 minutes in rural areas.
- Policy 4.I.3** The County shall require new development to develop or fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintains the above standards.
- Policy 4.I.9** The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the *Uniform Fire Code* and other County and local ordinances.

Schools

- Policy 4.J.5** The County should plan and approve residential uses in those areas that are most accessible to school sites in order to enhance neighborhoods, minimize transportation requirements and costs, and minimize safety problems.
- Policy 4.J.6** The County should include schools among those public facilities and services that are considered an essential part of the infrastructure that should be in place as development occurs.

Policy 4.J.10 The provision of adequate school facilities is a community priority. The County and school districts will work closely to secure adequate funding for new school facilities and, where legally feasible, the County shall provide a mechanism which, along with state and local sources, requires development projects to satisfy an individual school district's financing program based upon their impacts.

Policy 4.J.11 The County and residential developers should coordinate with the school districts to ensure that needed school facilities are constructed concurrently with new residential projects and are available for use in a timely manner. The County, to the extent possible, shall require that new school facilities are constructed and operating prior to the occupation of the residences which the schools are intended to serve.

Public Recreation and Parks

Policy 5.A.1 The County shall strive to achieve and maintain a standard of 5 acres of improved parkland and 5 acres of passive recreation area or open space per 1,000 population.

Policy 5.A.2 The County shall strive to achieve the following park facility standards:

- a. 1 tot lot per 1,000 residents.
- b. 1 playground per 3,000 residents.
- c. 1 tennis court per 6,000 residents.
- d. 1 basketball court per 6,000 residents.
- e. 1 hardball diamond per 3,000 residents.
- f. 1 softball/little league diamond per 3,000 residents.
- g. 1 mile of recreation trail per 1,000 residents.
- h. 1 youth soccer field per 2,000 residents.
- i. 1 adult field per 2,000 residents.
- j. 1 golf course per 50,000 residents.

Policy 5.A.3 The County shall require new development to provide a minimum of 5 acres of improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents of the area covered by the development. The park classification system shown in Table 5-1 should be used as a guide to the type of facilities to be developed in achieving these standards.

Policy 5.A.4 The County shall consider the use of the following open space areas as passive parks to be applied to the requirement for 5 acres of passive park area for every 1,000 residents.

- a. Floodways
- b. Protected riparian corridors and stream environment zones
- c. Protected wildlife corridors
- d. Greenways with the potential for trail development
- e. Open water (e.g., ponds, lakes, and reservoirs)
- f. Protected woodland areas.
- g. Protected sensitive habitat areas providing that interpretive displays are provided (e.g., wetlands and habitat for rare, threatened or endangered species.)

Buffer areas are not considered as passive park areas if such areas are delineated by setbacks within private property. Where such areas are delineated by public easements or are held as common areas with homeowner/property owner access or public access, they will be considered as passive park areas provided that there are opportunities for passive recreational use.

- Policy 5.A.5** The County shall require the dedication of land and/or payment in fees, in accordance with state law (Quimby Act) to ensure funding for the acquisition and development of public recreation facilities. The fees are to be set and adjusted as necessary to provide for a level of funding that meets the actual cost to provide for all of the public parkland and park development needs generate by new development.

Auburn/Bowman Community Plan Policies

Public Education

- Policy 6.c.13** The County and the school districts will work closely together to explore all possibilities for securing adequate school facilities. Local resources may include the dedication of school sites, developer fees, development agreements, Mello-Roos CFDs, assessment districts, redevelopment funds, general obligation bonds proceeds and special taxes, etc.

- Policy.6.c.15** School districts shall have primary responsibility for ensuring that school facilities exist, or will exist in a timely manner, to accommodate projected student populations of new residential development projects in compliance with established service level standards. The County will assist the school districts by requiring will-serve letters from affected school districts for each new residential land use project.

Fire Protection

- Policy 4.b.1** Identify key fire loss problems and design appropriate fire safety education programs to reduce fire incidents and losses.

- Policy.4.b.2** Control fire losses and fire protection costs through continued emphasis upon automatic fire detection, control and suppression systems.

Public Protection

- Policy.5.b.2** Adequately finance public protection agencies' needs for facilities expansion, staffing, and equipment to correspond to Plan growth and development.

Community Development Element - Parks and Recreation

- Policy 3.a** Provide future park facilities in accordance with the following County and ARD⁴ park standard: Five acres of improved park land for every 1,000 persons and five acres of passive recreation area or open space for every 1,000 persons, for a total of 10 acres of park land for every 1,000 persons...

- Policy.3.b** Undevelopable land within a project (e.g., floodplains, steep slopes, wetlands, etc.) should count towards meeting the passive park land standard.
- Policy.3.f** By way of implementation of the Park Dedication Ordinance (Quimby Act), the acquisition/acceptance of land shall be given priority over "in-lieu" fees.

Community Development Element – Population and Housing

- Policy 3.p** Pedestrian walkways should be incorporated into multi-family and urban residential subdivisions to provide access to adjoining neighborhoods and adjacent commercial areas.

Community Development Element - Public Facilities

Water Supply

- Policy 3.b.1** Encourage, through allowable densities and distribution of land uses, the maximum feasible usage of treated surface water supplies rather than groundwater supplies as a basis for land development.
- Policy 3.b.5** Encourage new water system facilities to locate in areas which will result in the least amount of environmental disturbance as possible. Where environmental disturbance will result, mitigation of impacts should occur.

Fire Protection

- Policy 4.b.1** Identify key fire loss problems and design appropriate fire safety education programs to reduce fire incidents and losses.
- Policy 4.b.2** Control fire losses and fire protection costs through continued emphasis upon automatic fire detection, control and suppression systems.

Public Protection

- Policy 5.b.2** Adequately finance public protection agencies' needs for facilities expansion, staffing, and equipment to correspond to Plan area growth and development.

Public Education

- Policy 6.c.13** The County and the school districts will work closely together to explore all possibilities for securing adequate school facilities. Local resources may include the dedication of school sites, developer fees, development agreements, Mello-Roos CFDs, assessment districts, redevelopment funds, general obligation bonds proceeds and special taxes, etc.
- Policy 6.c.15** School districts shall have primary responsibility for ensuring that school facilities exist, or will exist in a timely manner, to accommodate projected student populations of new residential development projects in compliance with established service level standards. The County will assist the school districts by requiring will-serve letters from affected school districts for each new residential land use project.

Methodology

The analysis contained in the following section addresses the Project-specific impacts of the residential development on public services, public utilities, and recreational services within Placer County. This analysis is based on information and analysis contained in applicable general plans, community plans, and respective EIRs. Thresholds of significance provided below are based on standards recommended in the CEQA Guidelines (Appendix G) and standards adopted or actively used by Placer County.

Thresholds of Significance

The impact on public services, public utilities, and recreation is considered significant if the proposed Project:

Fire Services

- Exceeds the service capacity of existing or planned fire protection services and facilities.
- Will not provide adequate fire flow to serve any proposed or anticipated improvements.
- Is not consistent with *Placer County General Plan* or fire district requirements for fire access and fire flow.

Law Enforcement Services

- Requires services that exceed adopted service standards or response times.

Park and Recreation Services

- Results in the generation of demand for park services, as specified in the *Placer County General Plan*, that exceeds the short- or long-term capacity of the existing or planned facilities, if parkland dedication or in-lieu fees will not offset Project-related costs for providing additional facilities and services.
- Does not meet the goals relative to Parks and Recreation set forth in the *Auburn/Bowman Community Plan*.

School Services

- Results in generation of students and demands for school services which exceed the short- or long-term capacity of school facilities, if normal school district financing sources cannot offset Project-related costs for providing additional facilities and services.

Utilities

- Exceeds wastewater treatment requirements of the Central Valley Regional Water Quality Control Board.
- Requires or results in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- Requires or results in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- Has insufficient water supply available to serve the Project from existing entitlements and resources.
- Results in a determination by a wastewater treatment provider which serves or would serve the Project that it does not have adequate capacity to serve the Project's demand in addition to the provider's existing commitments.
- Cannot be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs.
- Fails to comply with federal, State, and local statutes and regulations related to solid waste.

Environmental Impact and Mitigation Measures

Impact PUB-1 Water Supply System

Water supply for the Project will be supplied by PCWA from an existing eight-inch pipe in the Canal Street right-of-way and/or by connecting to an existing eight-inch pipe in the vicinity of the northernmost point of the site. PCWA currently supplies up to 125,400 acre-feet of water per year to its service areas and will have access to another 35,500 acre-feet per year when a pump station on the American River is completed. The pump station is scheduled to become operational in 2007. Temporary pumps will be used to draw water from the American River until the pump station opens. PCWA has stated that it has adequate supplies to meet water demands as outlined in the general plans of the County and the six cities within the County, especially once the American River pump station is completed.⁵

The Project applicant proposes to obtain a "will-serve" letter from PCWA and submit it to the County Department of Public Works prior to final improvement plan approval. The "will-serve" letter would indicate that the water service provider would have adequate water supply to serve the Project site. In addition, State-mandated water conservation measures, including ultra low-flow toilets and taps, water-conserving plumbing, and other required conservation measures would be utilized, as required in the County's standards, to reduce the amount of water used. As a result, expansion of existing or construction of new water facilities, or new entitlements to serve the proposed development would not be necessary. Although the Initial Study identified potentially

significant impacts to water resources, the water demand for the Project would not be significant because PCWA is able to meet the water demand of the Project. Therefore, impacts of the Project on water supply systems would be **less than significant**.

The Fiddler Green Canal owned by PCWA will be enclosed in an underground pipe through the Project site following the street right-of-way or an easement. Impacts related to Fiddler Green Canal during construction and operation of the proposed Project may result in **potentially significant** impacts; therefore, the following mitigation measures are required.

Mitigation Measure PUB-1a

During construction of the proposed Project, no drainage may be discharged into the Fiddler Green Canal and all feasible measures should be applied to prevent people, animals, and debris from entering the Canal.

Mitigation Measure PUB-1b

Since the Fiddler Green Canal transports water to a water treatment plant, a trash rack and spillway with drainage to an acceptable storm drain and associated easements shall be reviewed and approved on the Project's improvement plans.

Water supply impacts would be reduced to **less than significant** with the incorporation of the above mitigation measures.

Impact PUB-2 Sewage Collection and Treatment

The new uses and occupants on the Project site would generate additional wastewater that would be conveyed to and treated at the SMD No. 1. According to the Department of Facility Services in its response to the NOP, SMD No. 1 is currently experiencing a capacity problem at the Highway 49 Siphon, which begins at the intersection of Canal Street and State Highway 49. During intense rain events, there is a high potential for sanitary sewer overflows at sewer manholes immediately upstream of the Siphon. As part of the proposed Project, sanitary sewer service will be gravity-fed using Placer County SMD No. 1, the sewer facility located in New Airport Road, approximately 500 feet to the north.

As shown in **Table 3.8-1**, the expected average wastewater flow from the Project site is 45,600 gallons per day (gpd). Since the Project would generate approximately 45,600 gpd, flows from the Project site would be accommodated by the wastewater treatment system. According to the County Sewer Maintenance District a peaking factor must be applied to the design of the system to accommodate peak flows from the Project. The peaking factor for single-family residential development is approximately 3.5. With the peaking factor applied to the Project, the total design capacity of the Project should be able to accommodate 162,400 gpd for the entire Project.⁶

An on-site collection system will be constructed as part of the proposed project. The Project applicant would be required to pay applicable connection fees and would be required to upgrade any local lines as required by the County. Since the Project applicant will be required to pay all

applicable fees and coordinate with the County and the sewer flows will be directed to the existing facility in New Airport Road, no significant impacts to existing sewer facilities are anticipated.

Table 3.8-1
Estimated Wastewater Generation

Land Use	Estimated Project Development	Consumption Rate	Wastewater Generation (gpd)
Single-family dwelling units ¹	114 units	400 gallons/day/unit	45,600
Total Estimated Wastewater Generation (gd)			46,400

Source: Ed Wydra, Placer County Sewer Maintenance District, July 2005.

gd = gallons per day

¹ Assumes four persons per single-family dwelling unit.

A Sanitary Sewer Study, **Appendix J**, of this EIR, was prepared to demonstrate that the existing sewer pipe in New Airport Road has adequate capacity for the proposed development. A Peak Flow for this Project was determined by using 245 gpd/EDU (Equivalent Dwelling Units), a peaking factor per Placer County standards, and an I/I rate of 1,200 gpd/acre. Using this method, the peak flow for the Project site is 0.132 mgd. As stated above, SMD No. 1 is currently experiencing a capacity problem. Based on the findings in the Sanitary Sewer Study, the Project site can be served by existing facilities by utilizing the gravity systems. The approximate increase to the system is 0.132 which is an approximate four percent increase to the existing system. The existing six-inch pipe in New Airport road has capacity to handle the Project and additional flow from development east of Canal Street.

Events this past winter have raised some additional questions with regard to the trunk system capacity within Sewer Maintenance District No. 1. recent flow meter information indicates that the District is likely experiencing surcharging within some of the manholes in the trunk system downstream of this proposed Project site during significant storm events, due to inflow and infiltration. The trunk sewer system will need an extensive analysis in order to identify any upgrade required.

Proposed Mitigation Measure PUB-2

The Project will divert some areas of Country Club Estates by extending a sewer pipelines that will reduce the total flow passing through the Highway 49 Siphon, which already has capacity issues.⁷ The construction of sewer line extension to the existing County Club Estates Subdivision to divert some or all of this sewer shed will serve as mitigation for potential downstream impacts.⁸

Prior to issuance of building permits, the applicant will submit improvement plans for review and approval by the County's Special Districts Division to ensure that adequate service and applicable codes are met. Paved access is required to all sewer manholes, and this detail will be included on the utility plan(s). The Project applicant will pay all applicable sewer connection fees and upgrade any existing wastewater facilities on site as required by the County.

A sewer “will serve” letter will be sent to the Project applicant concurrent with the approval of improvement plans. The “will serve” letter will indicate that the wastewater treatment and collection facilities can serve the Project site. Due to current concerns related to capacity and growth, successful completion of these tasks does not necessarily guarantee that the District will be able to provide sewer service. Service is available for individual connections on a first come, first serve basis.

Implementation of the proposed Project could result in potential adverse significant impacts to wastewater collection facilities related to capacity. Impacts related to sewage collection and treatment will be considered to be **less than significant** upon implementation of the mitigation measure to divert flow around the Highway 49 siphon.

Impact PUB-3 Impacts Related to Off-Site Sewer Line

The proposed project will require the off-site extension of a sanitary sewer line to the existing sewer pipeline in New Airport Road, located to the northwest of the Project site a distance of approximately 400 feet. The proposed line will be six inches in diameter and will convey wastewater by gravity flow. The underground pipeline will exit the Project site after turning northwest under the cul-de-sac of John Dante Court. The pipeline will continue approximately 70 feet to the northwest through Wise Canal. Seventy feet northwest of the Project boundary, the pipeline will turn to the southwest and travel for approximately 320 feet to the southwest. At this point it will again turn to the northwest and continue for approximately 300 feet to join the existing line under New Airport Road. The underground pipeline will require obtaining an easement or easements over intervening private property. The sewer will require the digging of an open trench of varying depths between the Project site and the existing line in New Airport Road into which a pipeline will be placed. The size of the pipeline has not been determined. The pipeline will also cross the railroad tracks and Wise Canal, for which easements will be required. The line is expected to be bored under the railroad tracks and will likely be suspended above Wise Canal.

Potential impacts associated with the construction and installation of this off-site sewer line include the following:

- Disruption of existing pipelines and utilities that may be buried within the alignment of the pipeline
- Damage to heretofore undiscovered cultural resources buried or otherwise obscured from view within the pipeline alignment
- Erosion resulting from construction activities or improper compaction of cover material placed over the buried pipeline
- Contamination of Wise Canal in the event of pipeline breach
- Disruption of wetlands, trees, and other biological resources during construction

Due to the potential impacts of the extension of this sanitary sewer line as discussed above, impacts

are considered **potentially significant**. The following mitigation measure will reduce the impacts associated with the extension of this sanitary sewer line to a level that is **less than significant**.

Mitigation Measure PUB-3

The location, design, and construction of the proposed pipeline shall be to the satisfaction of Placer County, Placer County Water Agency (canal owner), PG&E, Union Pacific Railroad, and any private property owner affected by this pipeline, where applicable. Easements and encroachment permits shall be obtained to the satisfaction of the Placer County, Placer County Water Agency (canal owner), PG&E, and Union Pacific Railroad, where applicable. County Planning staff shall be responsible for reviewing the proposed alignment of the pipeline in order to identify any potential biological impacts.

Mitigation Measure CR-1 in the Cultural Resources section of this EIR, which addresses the presence of heretofore undiscovered cultural resources, shall apply to the off-site sewer construction.

Impact PUB-4 Fire Protection Services

Because 114 single-family residences would be constructed, the Project would place demands upon fire protection services. The Placer Consolidated Fire District currently provides fire service to the area. According to the District, Station #1 would be able to fully serve the fire protection needs of the Project.⁹ Response time to the Project site would be approximately three minutes.¹⁰ This would be within the six-minute response time standard for suburban areas set forth in the *Placer County General Plan*. The Project would be required to comply with all Placer County fire standards and the Uniform Fire Code and provide adequate emergency access via the main entrance off of Canal Street, and secondary, emergency access from the west across one of the two existing bridges and easements over the Wise Canal. If a gated entrance is proposed, it would be designed to the standards of the District's local requirements, which are more stringent than the County standards and Uniform Fire Code. Fire hydrants will be situated throughout the Project site, and adequate fire flow will be provided as per Placer County fire standards via the PCWA eight-inch pipe in the Canal Street right-of-way. Given the estimated response time, proper emergency access and fire flow, and the District's ability to serve the Project site, impacts of the Project on fire protection services are considered **less than significant**.

Impact PUB-5 Law Enforcement Services

The Project is expected to generate demand for police protection services. It is estimated that the Project site at buildout would have a population of approximately 305 persons. This estimate is based upon the average household size in Placer County as of the 2000 U.S. Census, which is 2.63. According to an estimate from the Placer County Sheriff's Department, the Project would have a fiscal impact on the Department that would be approximately \$87,927. This cost would be for sworn officers, jail and support staff, and for equipment. The Auburn main station would be expected to provide police protection services for the site. Based upon experience, funding for 1,221 sworn officer hours and 17 support staff hours per year would be needed to provide adequate service to the Project.¹¹

Funding for additional personnel and equipment must be authorized by the Placer County Board of Supervisors. The amount of funding available to the Board is dependent on several factors, but economic conditions and financial demands of the State are two main ones. As part of its annual budget preparation, the County reviews the need for additional police protection facilities, equipment and personnel to provide adequate service to the site. If it is determined that additional service would be required, the County makes provision for it, if feasible. Therefore, impacts on police protection services are considered **less than significant**.

According to the Sheriff's Department, a response time to priority 1 calls from the reporting district in which the Project is located was one minute, 30 seconds.¹² Priority 1 calls are emergency calls and calls for immediate service. This is well within the response time standards established by Policy 4.H.2 of the *Placer County General Plan*. The Project is not expected to lengthen response times to levels above those standards. Impacts on law enforcement response times would be **less than significant**.

Impact PUB-6 School Services

The Placer Union High School District's 2004 Developer Fee Justification Study, adopted in April 2004, estimates an additional 2,423 students over the next twenty years. This number is based on the average number of building permits processed each year over the last 10 years and the District's yield rate of 0.2363 students per year. The 10-year average is 513 permits per year, totaling 10,260 dwelling units. The Project is expected to generate approximately 27 new ninth through 12th grade students. In late 2003, the average cost of constructing facilities to house ninth through 12th grade students was \$34,883 per student.¹³ The Project would contribute to an existing capacity problem at the Placer Union High School; however, if space is available students may attend one of the District's other three schools in the *Auburn/Bowman Community Plan* area.

Current capacity at Auburn Elementary School is at 100 percent, and because the school is at capacity, this may result in boundary changes or children being bussed to another school within the Auburn Union Elementary School District. It is anticipated that the Project would generate approximately 35 kindergarten through sixth grade students and 18 seventh through eighth grade students. Capacity at the E.V. Cain Middle School, the District's only middle school, is also at 100 percent capacity. In late 2003, the average cost of constructing facilities to house kindergarten through sixth grade students was \$18,780 per student. The average cost of constructing facilities to house middle school students was and \$26,564 per student.¹⁴ The Project would contribute to existing capacity problems at the Auburn Union Elementary School District.

The impacts of development on school services in the State of California led to Assembly Bill 2926 in 1986, which authorized school districts to levy developer fees. The Leroy F. Greene School Facilities Act of 1998 (SB 50) set limits on fees that school districts can levy against residential projects, and sets the CEQA standard for full and complete school facilities mitigation. Codified as Section 65995 of the Public Resources Code, this law states that a project developer can only be required to pay the adopted school impact mitigation fee of a jurisdiction, with no additional financial or regulatory requirements to mitigate impacts on schools. The maximum fees for residential and non-residential development continue to be set by the State, and are adjusted every two years for inflation. Currently, the Placer Union School District imposes an impact fee of \$0.96 per square foot of residential development, and the Auburn Union Elementary School District

imposes an impact fee of \$1.28 per square foot of residential development. This development impact fee is adjusted every two years for inflation by the State Allocation Board; the next adjustment is scheduled for January 2006. Under the provisions of SB 50, payment of adopted school fees is considered sufficient to mitigate impacts of residential development on the District. Impacts of the Project on schools are therefore considered **less than significant**.

Impact PUB-7 Recreational Facilities and Services

The Project is expected to increase demand for park and recreation services. A comment was made at the public scoping meeting for the Project by the Placer County Parks and Grounds Division stating the County would like an onsite active and passive recreation area designed into the Project. As proposed, the Project site includes an area for a small neighborhood park (tot lot and half court) in the southwestern corner of the Project site located in Lot D; open space and a stormwater detention basin are also designed into the Project site. As previously noted, it is estimated that the Project site would have a population of approximately 305 at buildout. *Placer County General Plan* Policies 5.A.1 and 5.A.2 establish standards for park and recreation services for its residents. Policy 5.A.5 of the *Placer County General Plan* requires the dedication of land and/or payment in fees to ensure funding for the acquisition and development of public recreation facilities. This policy has been incorporated within the Subdivision Ordinance of Placer County (Section 16.08.100), which also includes the provision that land dedicated for parks within the Community Plan boundaries shall be conveyed to the County prior to approval of the final map.

The Project proposes the creation of five areas that would function as open space. As shown on the site plan, Lot A (1.6 acres) will be devoted to stormwater detention. Other open space areas include Lots B (0.1 acres) and C (0.1 acres), which will provide linear open space, and Lots D (1.1 acres) and E (0.5 acres), which provide an undeveloped buffer area along Canal Street and Wise Canal. Aside from the proposed small neighborhood park, potential uses for the open space areas could include walking and jogging trails, exercise stops, picnic tables, and benches. The total open space that will be provided on the Project site is 3.4 acres. The 3.4 acres of open space for the estimated 305 residents of the Project site exceeds the County and Auburn Recreation District (ARD) standard of five acres of passive recreation area or open space for every 1,000 persons. The open space will be dedicated to the homeowner's association that will likely be formed to serve the residents of the Project. The County standard of five acres of improved park land for every 1,000 persons will be a Project impact that will be mitigated through the park fee. Future residents of the Project will most likely utilize ARD's Regional Park for organized sports, passive recreation, and community activities that require larger park land space, rather than the Project's limited open space areas. The park fee for a project within Placer County is \$3,480 per single-family unit. Based upon the County park fee, the Project would make an in-lieu payment of \$403,680. With this payment to offset potential impacts on other facilities, as well as the proposed passive open space areas, impacts of the Project on park and recreational facilities would be **less than significant**.

Impact PUB-8 Solid Waste Collection

Solid waste from the Project would be disposed at the Western Regional Sanitary Landfill, which has a total permitted capacity of 36,350,000 cubic yards. The life expectancy of the landfill is projected to extend to year 2036 with the State recycling programs.

The proposed Project would result in increased generation of solid waste from the proposed residential uses. It is estimated that the proposal would generate approximately 812 pounds per day (0.097 tons per day) of solid waste.¹⁵ Given the small quantity of solid waste generated relative to the landfill capacity, the increased solid waste generated by the Project would have a **less than significant** impact on the existing solid waste disposal capacity.

The Project applicant proposes to obtain a “will serve” letter from the appropriate franchise waste collector and submit it to the County Department of Environmental Health prior to final improvement plan approval. The “will serve” letter would indicate that the waste collector can serve the Project site. At the current remaining capacity, the Western Regional Landfill could continue to be used until 2036. Because the Project’s waste generation represents an incremental percentage of the total solid waste disposed daily at the Western Regional Landfill, and because the County will continue to implement existing waste reduction programs, impacts on solid waste services would be **less than significant**.

Notes and References

- ¹ Amanda Rogers, Community Services Officer II, Placer County Sheriff's Department. Electronic mail correspondence with P&D Consultants, April 20, 2005.
- ² California Regional Water Quality Control Board, Central Valley Region. "Order No. NPDES No. CA0079316: Waste Discharge Requirements for Placer County Department of Facility Services Placer County Sewer Maintenance District No. 1 Wastewater Treatment Plant, Placer County." Proposed draft renewal permit, 2005.
- ³ Tom Carmichael, Solid Waste Division, Placer County Facility Services Department. Telephone conversation with Terry Farmer, Cotton/Bridges/Associates, August 13, 2004.
- ⁴ Auburn Area Recreation and Park District.
- ⁵ Dave Campbell, Placer County Water Agency, Telephone conversation with Kim Quinn, Cotton Bridges Associates, July 2005.
- ⁶ Ed Wydra, Placer County Sewer Maintenance District, July 2005.
- ⁷ Rick Eiri, Placer County Engineering and Surveying, August 17th, 2006 memo to Lori Lawrence.
- ⁸ Rick Eiri, Placer County Engineering and Surveying, August 17th, 2006 memo to Lori Lawrence.
- ⁹ Brad Albertazzi, Placer Consolidated Fire District, Public Information Officer. Personal communication with P&D Consultants, April 7, 2005.
- ¹⁰ Ibid.
- ¹¹ Amanda Rogers, Community Services Officer II, Placer County Sheriff's Department. Law Enforcement Impact Report, April 20, 2005.
- ¹² Amanda Rogers, Community Services Officer II, Placer County Sheriff's Department. Electronic mail correspondence with P&D Consultants, April 20, 2005.
- ¹³ Cathy Allen, Director, Facilities & Operations, Placer County Office of Education. Letter correspondence with P&D Consultants, April 7, 2005.
- ¹⁴ Ibid.
- ¹⁵ A generation factor of 116 dw/7 lbs/unit/day was adapted from the California Integrated Waste Management Board and applied to the proposed project. With revisions to the Project description, now 114 residential lots are now proposed. The impact reporting and significance is the same for either scenario.